

AGENDA
COMMITTEE OF THE WHOLE MEETING
Wednesday, April 9, 2025 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB

	Page
1. CALL TO ORDER	
2. CONFIRMATION OF AGENDA	
3. CLOSED MEETING	
3.1. Land item – Advice from officials – FOIP S. 24(1)(a)	
3.2. CAO Performance Review – Confidential evaluations – FOIP S. 19(1)	
4. DELEGATIONS	
5. CONFIRMATION OF MINUTES	
5.1. Committee of the Whole Meeting Minutes – February 12, 2025 Agenda Item - AIR-25-037 - Pdf	2 - 7
6. BUSINESS	
6.1. Strathmore Legion Crosswalk Agenda Item - AIR-25-066 - Pdf	8 - 12
6.2. Water Utility Rate Options Agenda Item - AIR-25-065 - Pdf	13 - 29
6.3. 2024 Assessment Update (for 2025 Taxes) Agenda Item - AIR-25-086 - Pdf	30 - 72
6.4. Land Use Bylaw Amending Bylaw No. 24-14 (Garden and Garage Suites) Review and Discussion Agenda Item - AIR-25-063 - Pdf	73 - 85
7. QUESTION AND ANSWER PERIOD	
8. ADJOURNMENT	



Request for Decision

To: Council

Staff Contact: Veronica Anderson, Legislative Services Officer

Date Prepared: January 15, 2025

Meeting Date: April 9, 2025

SUBJECT: Committee of the Whole Meeting Minutes - February 12, 2025

RECOMMENDATION: THAT Council adopt the February 12, 2025 Committee of the Whole Meeting Minutes as presented in Attachment I.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:**GENERAL:**

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the February 12, 2025 Committee of the Whole Meeting are given to Council for adoption.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

N/A

BACKGROUND:

N/A

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

N/A

COMMUNICATIONS:

Once signed, the February 12, 2025 Committee of the Whole Meeting Minutes will be posted on the Town's website.

ALTERNATIVE ACTIONS/MOTIONS:

1. Council may adopt the recommended motion.

2. Council may provide further direction regarding the Committee of the Whole Meeting Minutes.

ATTACHMENTS:

[Attachment I: COMMITTEE OF THE WHOLE - 12 Feb 2025 - Minutes](#)

Claudette Thorhaug, Legislative Services Officer

Approved
- 26 Feb
2025

Johnathan Strathee, Manager of Legislative Services

Approved
- 27 Feb
2025



MINUTES COMMITTEE OF THE WHOLE MEETING

6:00 PM - Wednesday, February 12, 2025

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

Mayor Pat Fule, Councillor Melissa Langmaid (virtual), Councillor Debbie Mitzner, Councillor Jason Montgomery (virtual), Councillor Denise Peterson, Councillor Richard Wegener, and Deputy Mayor Brent Wiley

STAFF PRESENT:

Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Mark Pretzlaff (Director of Community and Protective Services), Kara Rusk (Director of Strategic, Administrative, and Financial Services), and Johnathan Strathdee (Manager of Legislative Services)

1. **CALL TO ORDER**

Mayor Fule called the February 12, 2025 Committee of the Whole Meeting to order at 6:00 p.m.

2. **CONFIRMATION OF AGENDA**

Resolution No. 008.02.25A

Moved by Councillor Wiley

THAT Council adopt the February 12, 2025 Committee of the Whole Meeting Agenda as amended:

MOVE:

6.1 Council CAO Dialogue – Advice from officials – FOIP S.24 1(b)(i)
to come after the Question and Answer Period.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

3. **DELEGATIONS**

None.

4. CONFIRMATION OF MINUTES

4.1. Committee of the Whole Meeting Minutes – January 15, 2025

Resolution No. 009.02.25A

Moved by Councillor Peterson

THAT Council adopt the January 15, 2025 Committee of the Whole Meeting Minutes as presented in Attachment I.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

5. BUSINESS

5.1. Municipal Policing Committee Bylaw

6. QUESTION AND ANSWER PERIOD

6.1. Condolences

Councillor Wegener expressed condolences to Len Voerman's family on his recent passing. Councillor Mitzner requested the Town send an official offering of condolences to the family.

6.2 Agra Risk Wheatland Kings

Councillor Wegener recognized the Agra Risk Wheatland Kings Junior Hockey Club for finishing second in their Regular Season. Playoffs begin on February 22.

7. CLOSED MEETING

Resolution No. 010.02.25A

Moved by Councillor Mitzner

THAT Council move In Camera to discuss items related to section 24(1)(b)(i) of the *Freedom of Information and Protection of Privacy Act* at 6:26 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

7.1. Council CAO Dialogue – Advice from officials – FOIP S.24 1(b)(i)

Resolution No. 011.02.25A

Moved by Councillor Mitzner

THAT Council move out of Camera at 7:16 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

8. ADJOURNMENT

Mayor Fule adjourned the February 12, 2025 Committee of the Whole Meeting at 7:16 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Report for Council

To: Mayor & Council

Staff Contact: Ethan Wilson, Manager of Infrastructure

Date Prepared: March 19, 2025

Meeting Date: April 9, 2025

SUBJECT: Strathmore Legion Crosswalk

RECOMMENDATION: THAT Council direct Administration to complete two commemorative crosswalks adjacent Strathmore Legion #10, in accordance with the Town's Engineering Standards and the Canadian Legion's guidelines.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

This project would be a community outreach initiative, working with the local legion to honour our veterans.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

This project can be completed as part of the annual line painting program. Materials would come at an additional cost however they are not anticipated to be significant or outside of available budgets.

ORGANIZATIONAL:

N/A

OPERATIONAL:

Street paints wear over time, the Town is progressing to thermo-plastic applications where appropriate however this project may not be possible due to it's unique design.

FINANCIAL:

The Town typically does not complete commemorative or non-typical crosswalks on behalf of community organizations. Costs for crosswalks currently in place (i.e. Pride Crosswalk) were completed at the cost of the requesting organization. Costs for this request are not anticipated to be significant, however considering labour and material costs this request would likely carry a value of \$2,000-\$5,000, per crosswalk.

POLICY:

Town Administration recently completed an Engineering Standard for Commemorative Crosswalks ([Engineering-Design-and-Construction-Standards-Manual 202502.pdf](#), Page 86/87). This project would comply with that standard to ensure pedestrian and vehicular safety is maintained.

IMPLEMENTATION:

Upon direction, Town staff can complete this project prior to the 100 year/Centennial celebration planned for 2026. Tentatively, this project can likely be completed prior to July 1, 2025.

BACKGROUND:

Strathmore Legion #10 presented to council on December 4, 2024 making a request for two crosswalks adjacent the local Legion branch. As per council direction, this report is to provide council with an option on how to proceed with such a project, should they so desire.

KEY ISSUE(S)/CONCEPT(S):

Commemorative Crosswalks are not a typical installation for Strathmore. Following the completion of a Pride Crosswalk adjacent the Strathmore Municipal Building, concerns were raised about the lack of traction on the painted surfaces and as such, Administration has created an Engineering Standard to be used going forward.

In addition, the Canadian Legion has published a template for a Commemorative Crosswalks in which it would be most appropriate to follow this template (attached for information). Adjustments may be required to ensure the Engineering Standard is complied with, however the adjustments are anticipated to be minor, and will be coordinated with the local Legion branch.

DESIRED OUTCOMES:

Upon direction, a painted crosswalk can be provided, to the approval of all parties, in the spring/summer of 2025.

COMMUNICATIONS:

Notifications of road or parking closures, as required to complete the painting, will be completed.

ALTERNATIVE ACTIONS/MOTIONS:

Council may want to consider the future impact of providing such a service at no cost to the organization. Typically, in the past, organizational requests like this have been completed at no cost to the Town, with only barricades being provided to assist with traffic closures.

ATTACHMENTS:

[Attachment I: RCL Commemorative Crosswalk Instructions](#)

Ethan Wilson, Manager of Infrastructure

Approved
- 21 Mar
2025

Jamie Dugdale, Director of Infrastructure, Operations, and Development Services

Approved
- 24 Mar
2025

Veronica Anderson, Legislative Services Officer

Approved
- 25 Mar
2025

Johnathan Strathdee, Manager of Legislative Services

Approved
- 02 Apr

Kevin Scoble, Chief Administrative Officer

2025
Approved
- 03 Apr
2025

Commemorative Crosswalk

Instructions

1. Open Files

Open the stencil files using Adobe Illustrator.

2. Customize Stencils If Required

The standard templates are optimized to fit a 99" wide crosswalk with stripes that are 21" to 30" deep (*sample is shown at 21" deep*). They are sized at:

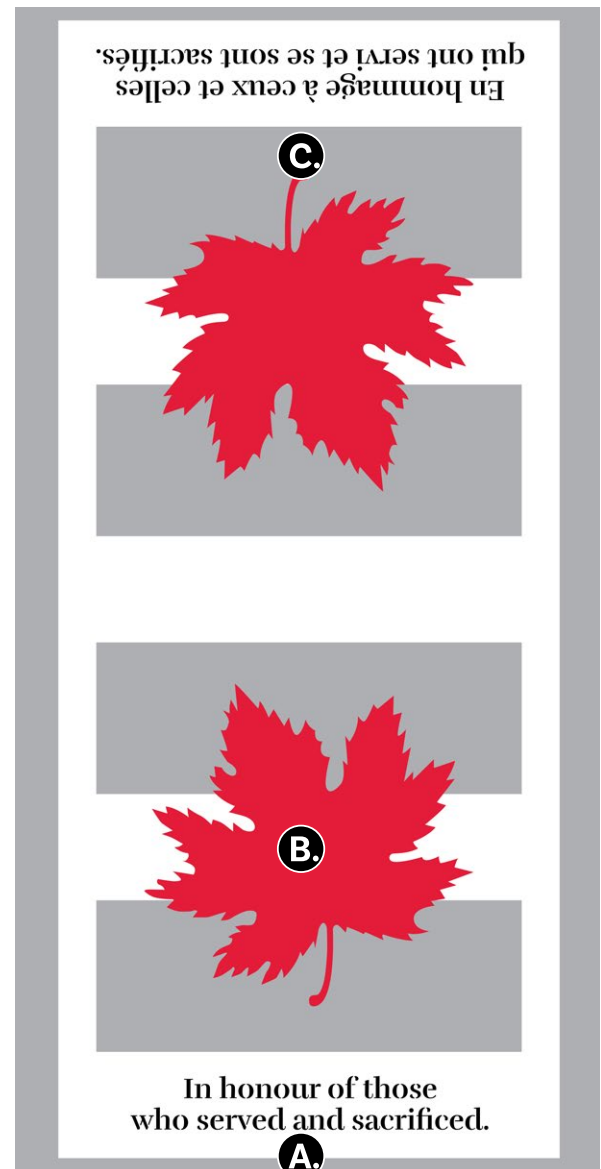
- **Text:** 71" x 12.5" (EN) / 85" x 12.5" (FR)
- **Maple Leaf:** 52.5" x 65"

If the dimensions of the memorial crosswalk in your community differ from those above, the stencils are provided in vector format so they can be easily scaled to fit based on the positioning guidelines in step 3.

3. Positioning the Stencils

The stenciled elements should be positioned as follows:

- Centre the **English text stencil** over the first white (painted) bar of the crosswalk. Fill with black paint.
- Centre the **maple leaf stencil** over the next three bars. If the crosswalk's spacing is uneven, adjust the leaf's position as needed (see Positioning Option B). Fill with red paint, matching Pantone 186.
- On the opposite end of the crosswalk, repeat steps 1-2 using the **French text** and **leaf stencils**.



Positioning Option B





Report for Council

To: Mayor & Council

Staff Contact: Ethan Wilson, Manager of Infrastructure

Date Prepared: March 19, 2025

Meeting Date: April 9, 2025

SUBJECT: Water Utility Rate Options

RECOMMENDATION: Information for Council

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

This presentation will outline options for variable water rates to discourage excessive use as an alternative to enforcement measures.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

Water is a finite resource, planning accordingly is necessary to ensure the Town's environmental impact is minimized so that future growth can occur unimpeded.

IMPLICATIONS OF RECOMMENDATION:**GENERAL:**

The Town currently charges a fixed fee based upon the size of water meter for each utility account and a variable fee based on monthly usage. The presentation will provide alternatives to the variable fee which could discourage the excessive use of water, primarily excessive outdoor use.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

The proposals outlined in the presentation are not intended to increase or decrease the revenue which the Town collects through utility accounts, rather it is intended to discourage excessive use through higher fees. Should all users consume water responsibly, the Town would collect essentially the same amount of annual revenue as the current fee structure.

POLICY:

A utility rate structure which penalizes excessive use would reduce the need for bylaw enforcement issues, such as the need to physically witness the contravention by an enforcement officer.

IMPLEMENTATION:

Any change to the fees bylaw can be completed at council's discretion.

BACKGROUND:

Water is essential for life, and it is also a finite resource. As the Town has a limited volume of water available each year it is imperative to ensure that it is being used responsibly and with care. In addition to the necessities of life, many residents of Strathmore utilize the potable water for leisure and irrigation purposes. These uses are not essential however many would consider them to be acceptable to achieve a quality of life this region is accustomed to.

Excessive use of water, or volumes over and above what is generally considered essential or acceptable, should however be stopped. There are many ways to limit excessive usage and each strategy has its benefits and drawbacks.

KEY ISSUE(S)/CONCEPT(S):

Each user of the Town's water system is unique and therefore treating everyone the same may cause inequality in the fees each user pays. Historical information allows for statistics to be used to determine what a large majority of the users would be accommodated by however there are still the potential for outliers and large users who are not using water excessively.

Tailoring fees to each individual user, based on their individual historical usage, is a possibility with today's technology, but implementation and error is still possible. With this, the implementation steps for individual users is a net benefit, in comparison to the community average method.

DESIRED OUTCOMES:

The main intent of this presentation is to provide options on reducing excessive usage. There are benefits and drawbacks to each option and these can be discussed, if necessary.

COMMUNICATIONS:

N/A

ALTERNATIVE ACTIONS/MOTIONS:

If desired, Council may direct Administration to bring an amendment to the Fees Bylaw to a future meeting.

ATTACHMENTS:

[Attachment I: 20250409 Water Utility Rate Options](#)

Ethan Wilson, Manager of Infrastructure

Approved
- 02 Apr
2025

Jamie Dugdale, Director of Infrastructure, Operations, and Development Services

Approved
- 02 Apr
2025

Veronica Anderson, Legislative Services Officer

Approved
- 02 Apr
2025

Kevin Scoble, Chief Administrative Officer

Approved
- 03 Apr
2025

WATER UTILITY RATES



- Town of Strathmore
- Update to Council
- April 9, 2025

WATER DEMAND

Year	2020	2021	2022	2023	3-Year Average/ MAX
ADD – Average Day Demand	3,739	3,775	3,780	4,206	3,920
MDD – Maximum Day Demand	6,538	7,812	7,751	7,807	7,812

WATER DEMAND

	3-Year Average/ MAX	Reservoir Storage Requirement	Effective Capacity (2024)	Effective Capacity (2026)	% Free Storage (2026)
ADD – Average Day Demand	3,920	7,840	14,500	11,500	32%
MDD – Maximum Day Demand	7,812	-	-	-	-

** Storage Requirements are guided by multiple agencies, including Alberta Environment & Protected Areas, City of Calgary, and the ECRWL Agreements. The above indicates the most stringent of those guidelines.

WATER UTILITY RATES

2025 Fees Bylaw 24-25	Per m ³
Water Consumption Rate	\$3.07
Hydrant Consumption Rate	\$6.80
Bulk Water Rate	\$6.09

METHODOLOGY

- Water Usage for Essential Uses shall not be penalized
- Manicured & Healthy Yards are an Owner's Right
- Excessive Usage should be Penalized, possibly through utility rates or other enforcement measures
- Average Monthly Residential Usage (Nov-Mar) = 11.3m³
- Healthy Lawns and Plants require 25mm per week, including rainfall
- An average single-family home, on an R1 Lot, requires 10-12m³, Monthly, to achieve 25mm/week without any rainfall

METHODOLOGY

- 12m³ per month is considered sufficient for essential uses for the vast majority of Town, with many utilizing much lower amounts in the winter months
- 12m³ per month is considered sufficient for maintaining a healthy landscape for the vast majority of Town, with many locations utilizing much lower amounts of water

EXCEPTIONS

- Commercial, Construction, or Bulk Water Users
- Large Households such as Multi Generational or Higher than Average number of Children
- Large lot homes, such as those exceeding typical R1 sizing

PROPOSAL 1

Proposal 1: Average Use Based	Per m ³
Residential Basic (0-12m ³)	\$3.00
Residential Leisure (12-24m ³) & Irrigation	\$3.25
Residential Excess (24m ³ +)	\$6.50
Non-Residential	\$3.07
Bulk Water	\$6.09
Hydrant Consumption	\$6.80

PROPOSAL 1

Proposal 1: Cost Comparison	Current	Proposed
Residential User – 12m ³	\$36.84	\$36.00
Residential User – 24m ³	\$73.68	\$75.00
Residential User – 25m ³	\$76.75	\$81.50
Residential User – 30m ³	\$92.10	\$114.00
Residential User – 35m ³	\$107.45	\$146.50
Residential User – 50m ³	\$153.50	\$244.00

PROPOSAL 2

Proposal 2: Individually Tailored	Per m ³	Description
Residential Basic	\$3.00	Limit based on average usage from previous January through March
Residential Leisure & Irrigation	\$3.25	Up to 12m ³ in excess of Residential Basic
Residential Excess	\$6.50	All volume greater than Residential Basic + 12m ³
Non-Residential	\$3.07	
Bulk Water	\$6.09	
Hydrant Consumption	\$6.80	

*** Proposal 2 cannot be implemented until the Town's ERP software is updated (2026)*

WATER RESTRICTIONS

- Current Water Restrictions are hard to Enforce
- Contraventions need to be physically witnessed



PHASE 1



PHASE 2



PHASE 3



PHASE 4

WATER RESTRICTIONS

- Alternative Water Rates during Certain Stages
- Example, 2x Residential Excess Rate



PHASE 1



PHASE 2



PHASE 3



PHASE 4



WATER RESTRICTIONS

- Alternative Water Rates during Certain Stages
- Example, 2x Residential Excess Rate

Proposal 1: Average Use Based	Per m ³
Residential Basic (0-12m ³)	\$3.00
Residential Leisure (12-24m ³) & Irrigation	\$3.25
Residential Excess (24m³ +)	\$13.00
Non-Residential	\$3.07
Bulk Water	\$6.09
Hydrant Consumption	\$6.80



PHASE 3



PHASE 4



WATER UTILITY RATES



- Town of Strathmore
- Update to Council
- April 9, 2025



Report for Council

To: Council

Staff Contact: Leana Ashbacher, Senior Manager of Financial Services

Date Prepared: March 31, 2025

Meeting Date: April 9, 2025

SUBJECT: 2024 Assessment Update (for 2025 Taxes)

RECOMMENDATION: This report is for information. No action is required by Council.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Council has identified Financial Sustainability as one of its Strategic Priorities. Having a balanced budget that plans for the future of the Town, including increasing reserves, etc. is key to achieving this priority. In order to be able to collect taxes, the Town needs the ability to charge taxes, and this is done by having assessed values on all properties in Town.

The 2024 Assessment Roll is prepared by Wild Rose Assessment in accordance with Provincial Legislation.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:**GENERAL:**

The ability to collect taxes is done through property assessment values.

ORGANIZATIONAL:

Staff time is limited to preparing this report.

OPERATIONAL:

The 2024 Assessment was declared to be able to support the 2025 Operating Budget.

FINANCIAL:

The Assessment Roll is the means to collect taxes based on the proportionate share of the 2025 Budget, which has an Operating impact of \$39,319,000 and the 2025 Capital Budget which has an impact of \$9,313,000.

POLICY:

In accordance with Section 284(1)(d) of the *Municipal Government Act*, the Municipality has a duty to appoint a qualified person to this position to carry out the duties and responsibilities of an assessor under the Act.

IMPLEMENTATION:

This report is for information so there is no recommendation regarding further next steps, unless direction is otherwise given by Council.

BACKGROUND:

In January 2023, the position of Designated Assessor was vacated. At this time, the Town moved to contract out assessment services.

Wild Rose Assessment Services was contracted after the Town issued a Request for Proposal (RFP) for Property Assessment Services.

KEY ISSUE(S)/CONCEPT(S):

This report is for information to update Council on the overall 2024 Assessment for 2025 Taxes.

DESIRED OUTCOMES:

That Council is adequately informed on the changes within the 2024 Assessment.

COMMUNICATIONS:

Administration will bring forward the 2025 Property Tax Bylaw at the May 7, 2025 Council meeting for approval and will prepare the 2025 Property Tax notices to property owners that will be due June 30, 2025.

ALTERNATIVE ACTIONS/MOTIONS:

N/A

ATTACHMENTS:

[Attachment I: 2025 Strathmore - Council Presentation - v1.3](#)

Leana Ashbacher, Senior Manager of Financial Services

Approved
- 03 Apr
2025

Kara Rusk, Director of Strategic, Administrative, and Financial Services

Approved
- 03 Apr
2025

Veronica Anderson, Legislative Services Officer

Approved
- 03 Apr
2025

Kevin Scoble, Chief Administrative Officer

Approved
- 03 Apr
2025



2025 STRATHMORE COUNCIL PRESENTATION

OUTLINE

What is an Assessor

What is an Assessment

What is Assessed

How are Assessments Prepared

Assessment Cycle

Assessment Audit – ASSET

Questions

WHAT IS AN ASSESSOR

Person employed by the Municipality to prepare and defend the assessment roll in accordance with the Municipal Government Act (MGA) and the Regulations.

The “Designated Assessor” is appointed by the Municipality and **MUST** have qualifications pursuant to Provincial Statutes.

PROPERTY ASSESSMENT

Property assessments are the basis to **distribute** the municipality's budgeted **tax** amount **in a fair** and equitable **manner**.

WHAT AN ASSESSMENT IS



Process of assigning dollar value to each property for the purpose of property taxation.



Based on Legislation, “dollar value” is either:

- 1) Market Value
- 2) Regulated Value

MARKET VALUE

- Section 1(n) of the MGA defines market value as:

“the amount that a property, as defined in section 284(1)(r), might be expected to realize if it is sold on the open market by a willing seller to a willing buyer”
- Section 284(1)(r) defines property as:
 - a parcel of land,
 - an improvement, or
 - a parcel of land and the improvements to it;

REGULATED VALUE

Regulated rate **set by Province.**

Property assessed with **regulated rates:**

1) By the assessor

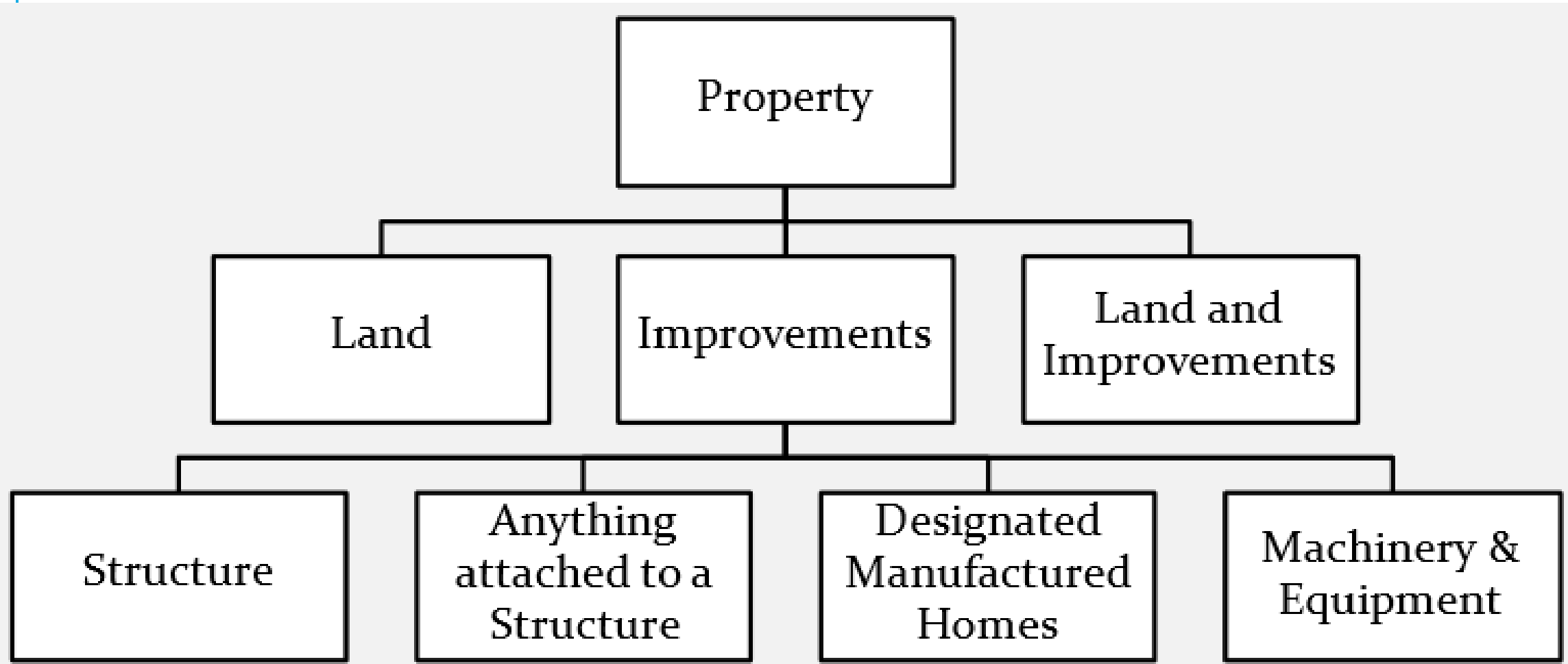
- Farmland – as agricultural use value
- Machinery & Equipment – as cost

2) By the Province

- Railway
- Designated Industrial Property (DIP)



WHAT IS ASSESSED





RESIDENTIAL

Assessed at market value.

- ☐ **Detached** single family dwelling
- ☐ **Semi-detached** dwelling
- ☐ Individual **condominium** units in apartment or townhouse
- ☐ **Lot** suitable for single dwelling



NON-RESIDENTIAL

Assessed at market value.

Land, single or multiple user buildings, condominiums:

- ☐ **Commercial** – land, owner user, multiple tenant
- ☐ **Industrial** – land, owner user, multiple tenant
- ☐ **Multi-family** – multiple units on one land title
- ☐ **Land** – suitable for non-residential buildings, or redevelopment
- ☐ **Purpose-Built** – church, school, campground, manufactured home park

NON-ASSESSABLE

Municipal Infrastructure

Water, sewer systems

Farm Buildings

Airport Improvements

Roads, runways



TAX EXEMPTIONS

TAXABLE OR EXEMPT



By default, all property is TAXABLE.



Tax EXEMPTION achieved by:



1) **MGA** exempts property from taxation.



2) **COPTER**



* Community Organization Property Tax Exemption Regulation

MGA: EXEMPT FROM TAXATION



HOW ASSESSMENTS ARE PREPARED

ASSESSMENT STANDARDS

The **MGA** and **MRAT** (*Matters Relating to Assessment and Taxation*) define the methods and standards to prepare assessments.

A property assessment is based on market value and must:

- 1) Be prepared using mass appraisal
- 2) Be an estimate of the value of the fee simple estate in the property, and
- 3) Reflect typical market conditions for similar properties, whether sold or not

MASS APPRAISAL

Section 1 (g) of **MRAT** defines **mass appraisal** as:

“The process of preparing assessments for a group of properties using standard methods and common data and allowing for statistical testing”

Allows annual valuation of **large number** of properties.

- ☐ Not every property sells every year.
- ☐ Property **sales analyzed to achieve market value assessment** on sold properties.
- ☐ **Mass appraisal is applied to achieve equity** as market value assessments to all other properties that have not sold in the past three years.

ASSESSMENT CHANGES

Two factors can change assessments year to year:

Mass applied market value change

- ☐ ASR analysis
- ☐ Sales analyzed by:
 - 1) property use: residential or non-residential
 - 2) location,
 - 3) property type, such as 2-storey vs. bungalow dwelling

Property specific change

- ☐ New Construction
- ☐ Renovation
- ☐ Other changes (Subdivision, Finish Basement, Disaster)



APPROACHES TO MARKET VALUE

Assessors utilize the three traditional approaches to value:

➤ ***Cost, Income, Sales Comparison***

Defining factors create market value, indicating valuation approach is most suitable.

- Landlord lease **revenue**, or
- **Owner** occupancy

COST - MARKET MODIFIED

- Depreciated cost new + land, adjusted to market based on Assessment:Sales ratio study

INCOME

- Revenue less expenses converted to value by capitalization (cap) rate

SALES COMPARISON

- Similar property compared on per unit basis

ASSET

Assessment Shared Systems Environment – ASSET

- ❑ Annually, by Feb 28, municipal assessment database loaded into ASSET.
- ❑ Changes after this date made as MGA Section 305
 - reloaded to ASSET throughout the year.
- ❑ Assessment and sales information are analyzed within ASSET.
 - to be audited for quality and compliance by the Province, Dept of Municipal Affairs.
- ❑ MRAT requires the Median ASR, for each property group or subgroup, be between 95% to 105% as an Assessment:Sales Ratio (ASR)

ASSESSMENT TO SALES RATIO

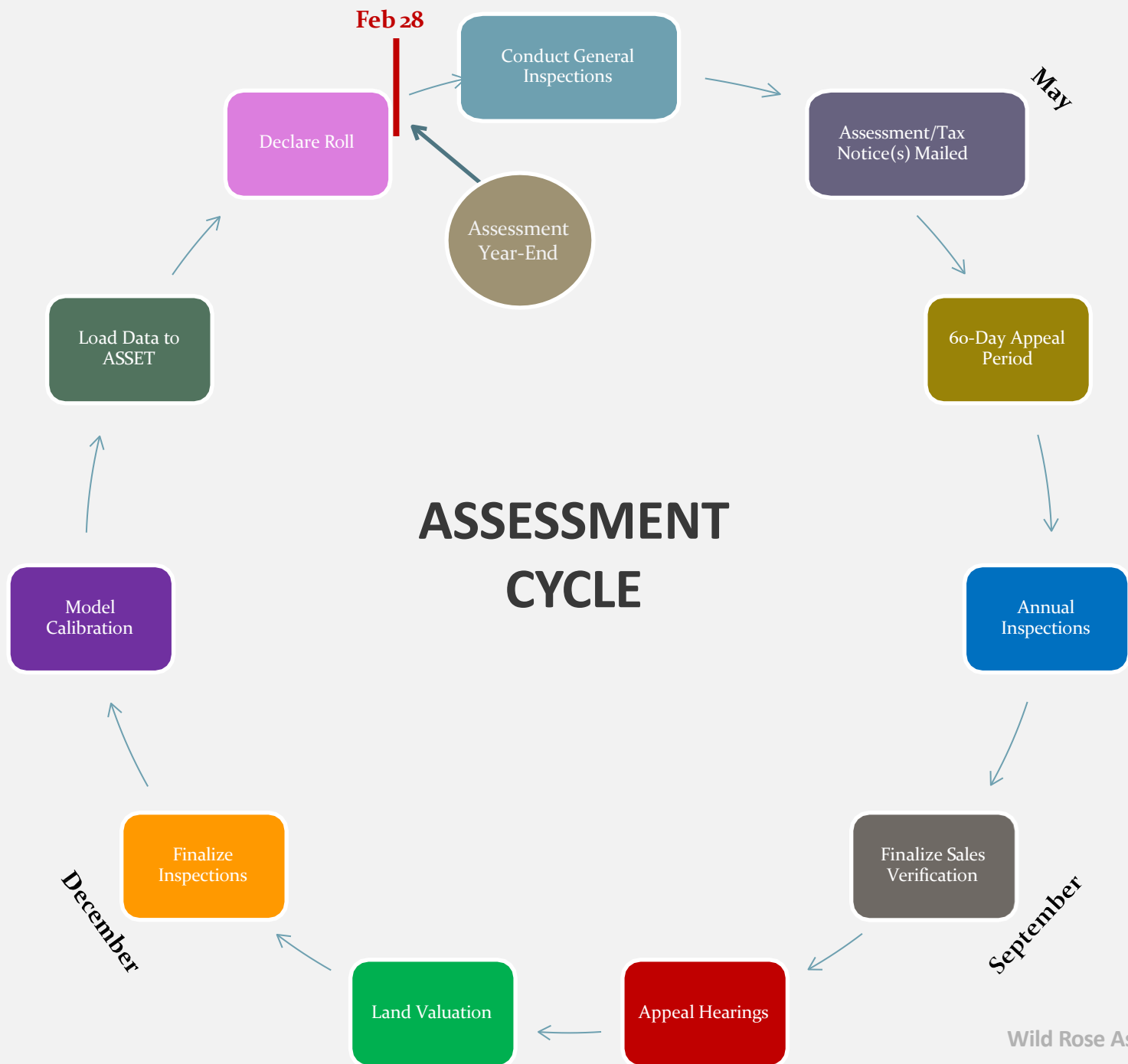
MRAT median
assessment standard of
95% to 105% ASR

Example – NOT ACTUAL

Assessment / Sale Price =
Assessment to Sales Ratio
(ASR)

Assessment	Sale	ASR	Comments
\$460,000	\$550,000	84%	
\$460,000	\$515,000	89%	
\$460,000	\$510,000	90%	
\$460,000	\$490,000	94%	
\$460,000	\$465,000	99%	Assmt below Sale
\$460,000	\$445,000	103%	Assmt above Sale
\$460,000	\$435,000	106%	
\$460,000	\$415,000	111%	
\$460,000	\$425,000	108%	
\$460,000	\$395,000	116%	
\$460,000	\$445,000	101%	Median

ASSESSMENT CYCLE



IMPORTANT DATES

Two legislated dates govern assessment valuation.

☐ December 31 as **Condition Date**

- Assessed physical condition as at this date

☐ July 1 as annual **Valuation Date**

- Assessed market value as at this date
- Precedes **Condition Date**





ASSESSMENT COMPLAINTS

Three types of assessment review boards:

- ❑ Local Assessment Review Board (**LARB**)
 - Residential (3 dwellings or less) and farmland
- ❑ Composite Assessment Review Board (**CARB**)
 - Non-residential, multi-residential
- ❑ Land and Property Rights **Tribunal**
 - DIP and equalization

COMPLAINT PROCESS

Legislated procedure to file complaint.

- ❑ Annual assessment notice mailed.
 - 67 days to file complaint with the municipality
- ❑ Municipality must then convene ARB hearing.
 - Regional Assessment Review Board handles this process
- ❑ ARB issues decision and are binding.
 - Municipality has 60 days to file for Judicial Review at Court of King's Bench.



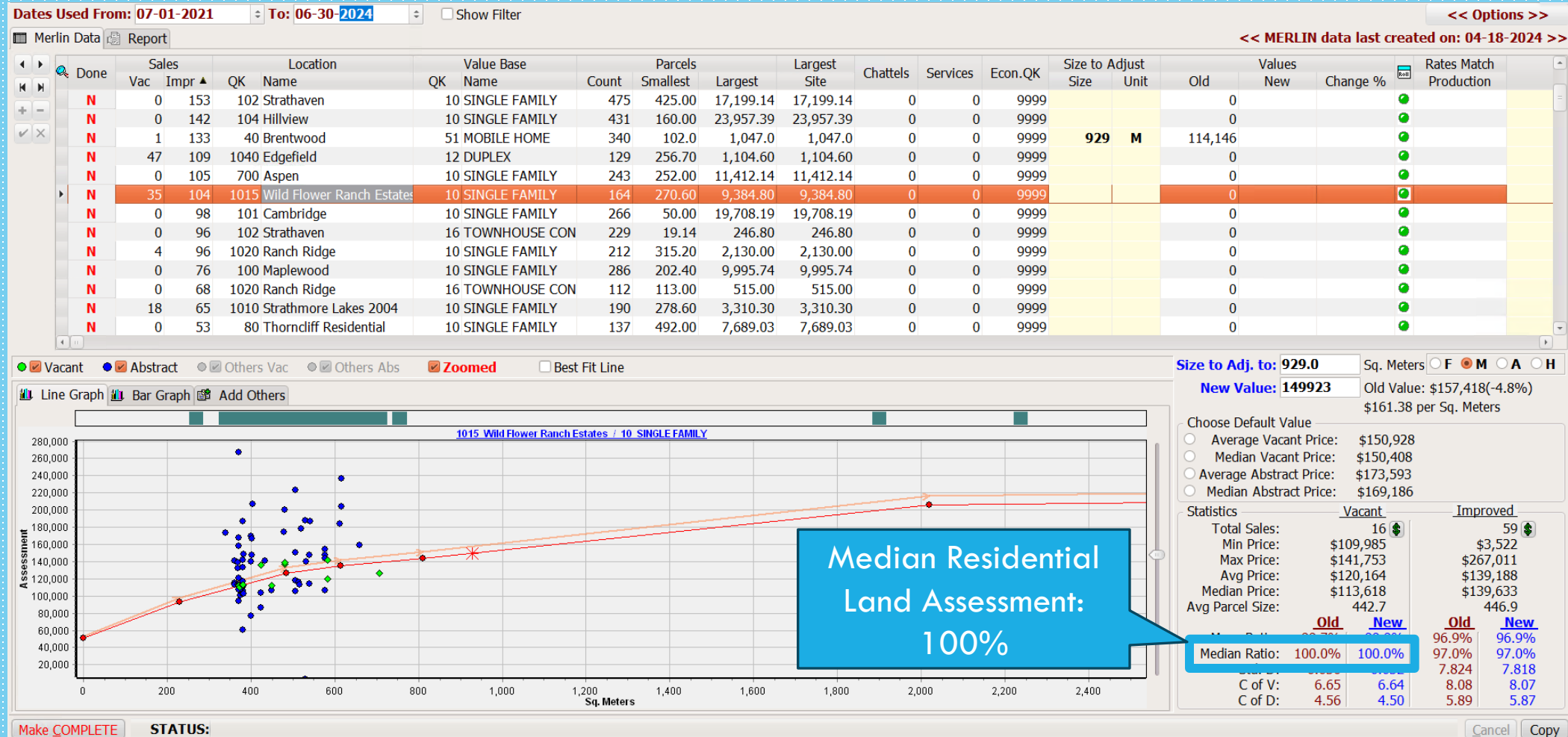
ASR DATA SAMPLE: WILDFLOWER RANCH ESTATES

RESIDENTIAL NEIGHBOURHOOD ASR SAMPLE

Strathmore comprised of a variety of residential (**model**) types.

- ❑ Each neighbourhood is defined to include **similar model types**.
- ❑ ASR studies applied to neighbourhood then, as needed, model type market adjustments.
- ❑ Wildflower Estates, as a large residential neighbourhood, is highlighted to illustrate how the **market adjusted Modified Cost approach Assessment** is created through the **analysis of ASRs**.

CAMA: MERLIN LAND ANALYSIS



WILDFLOWER PROPERTY SALE



PROPERTY OVERVIEW

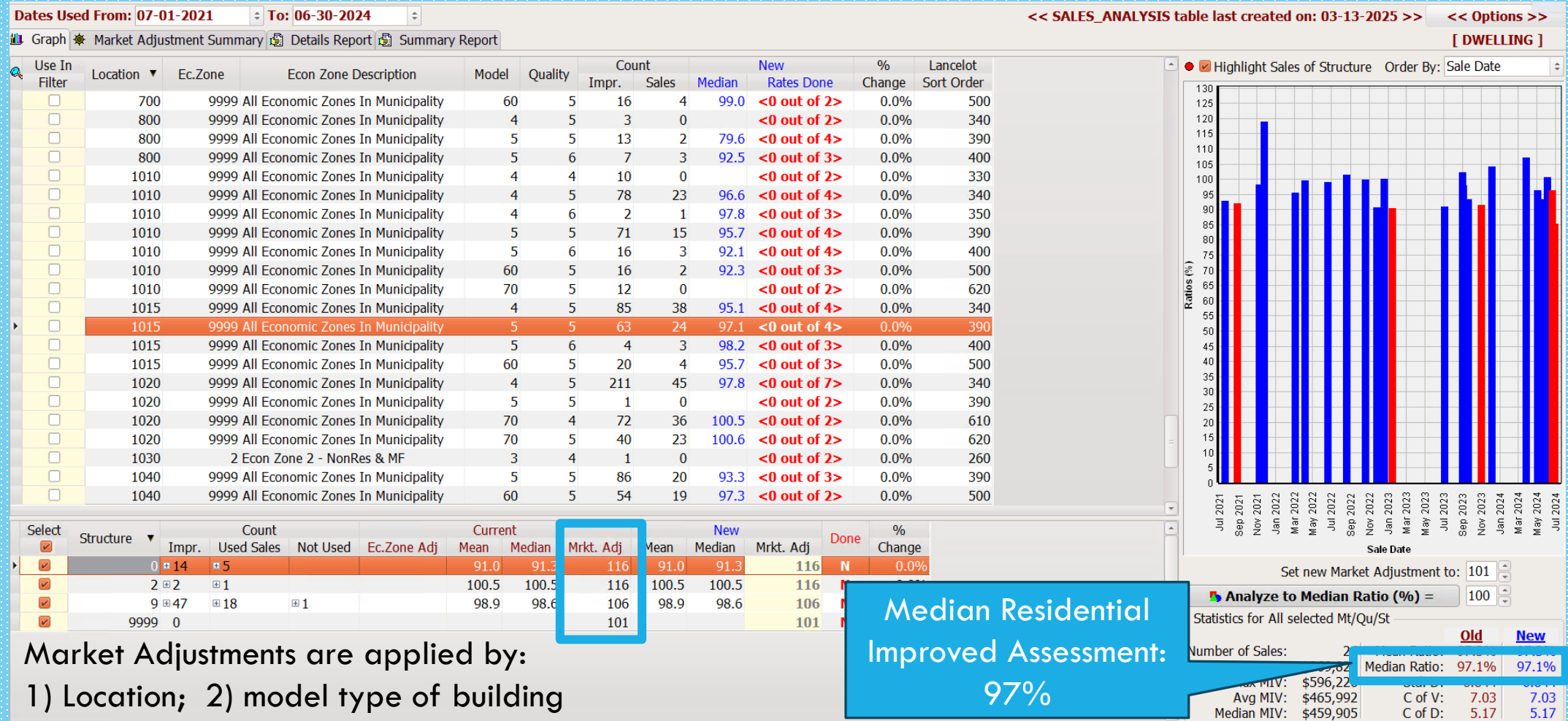
Semi-Custom Bungalow

- 005-05-00
- Model / Qu / Style
- Wildflower neighbourhood

SALE ANALYSIS

- 1) Sold – Title transfer June 19, 2024
- 2) Review MLS listing to ensure property inventory is up-to-date
- 3) Sale now part of ASR analysis for 005-05 property type:
 - ✓ Across the town, and
 - ✓ within Wildflower
- 4) ASR 0.96

CAMA: IMPROVEMENT ANALYSIS



ASSESSMENT AUDIT & COMPLIANCE

ASSET (REPEATED SLIDE FOR REFERENCE)

Assessment Shared Systems Environment – ASSET

- ❑ Annually, by Feb 28, municipal assessment database loaded into ASSET.
- ❑ Changes after this date made as MGA Section 305
 - reloaded to ASSET throughout the year.
- ❑ Assessment and sales information are analyzed within ASSET.
 - to be audited for quality and compliance by the Province, Dept of Municipal Affairs.
- ❑ MRAT requires the Median ASR, for each property group or subgroup, be between 95% to 105% as an Assessment:Sales Ratio (ASR)

ANNUAL AUDIT REPORT

Town of Strathmore Code: 0303 Assessment Year: 2024 Annual Audit Ratio Study Report

Summary and Assessment Audit Comments

Overview
The annual audit ratio study is used to infer statistically whether each ratio study stratum of the municipality's reported market value based assessments meets the regulated provincial quality standards.
Provincial Quality Standards: The standard for the Median Assessment Ratio for each stratum is 0.950 to 1.050 for all property types. The standard for the Coefficient of Dispersion (COD) for each stratum is 0 to 15.0 for property containing 1, 2 or 3 dwelling units and 0 to 20.0 for all other property types. A COD will not be calculated where there are less than five IOV in any one stratum.
The results of the annual audit ratio study are an indication of the quality of the municipality's assessments as a whole and should not be relied upon as evidence of the quality of an individual property's assessment.

	Residential Assessment Level			Non-Residential Assessment Level	
	0.968	0.968	0.977	0.977	

AUDIT REPORT — RESIDENTIAL

Town of Strathmore Code: 0303 Assessment Year: 2024 Annual Audit Ratio Study Report

Residential Assessment Level

Actual Use Group Description	Value Quartile Strata	NBR of IOV Used	Median Assessment Ratio	COD	Assessment Total for the Strata	Indicated Market Value	Parcel Count
Single Family Dwellings	VQ1	181	0.978	8.400	\$181,263,000	\$185,340,491	783
Single Family Dwellings	VQ2	166	0.973	7.700	\$256,317,000	\$263,429,599	703
Single Family Dwellings	VQ3	261	0.967	6.500	\$499,305,990	\$516,345,388	1,139
Single Family Dwellings	VQ4	512	0.963	6.700	\$1,089,580,780	\$1,131,444,216	1,856
Residential Condominium	VQ1	25	0.951	8.200	\$15,060,000	\$15,835,962	372
Residential Condominium	VQ2	80	0.971	8.800	\$38,959,000	\$40,122,554	208
Residential Condominium	VQ3	106	0.952	7.900	\$51,293,000	\$53,879,202	217
Residential Condominium	VQ4	142	0.981	6.000	\$135,546,000	\$138,171,254	377
Multi-Family	VQ1-4	8	0.990	5.200	\$86,872,000	\$87,749,495	50
Vacant Residential	VQ1-4	87	0.978	8.300	\$31,446,000	\$32,153,374	150
		1,568			\$2,385,642,770	\$2,464,471,535	5,855

AUDIT REPORT – NON-RESIDENTIAL

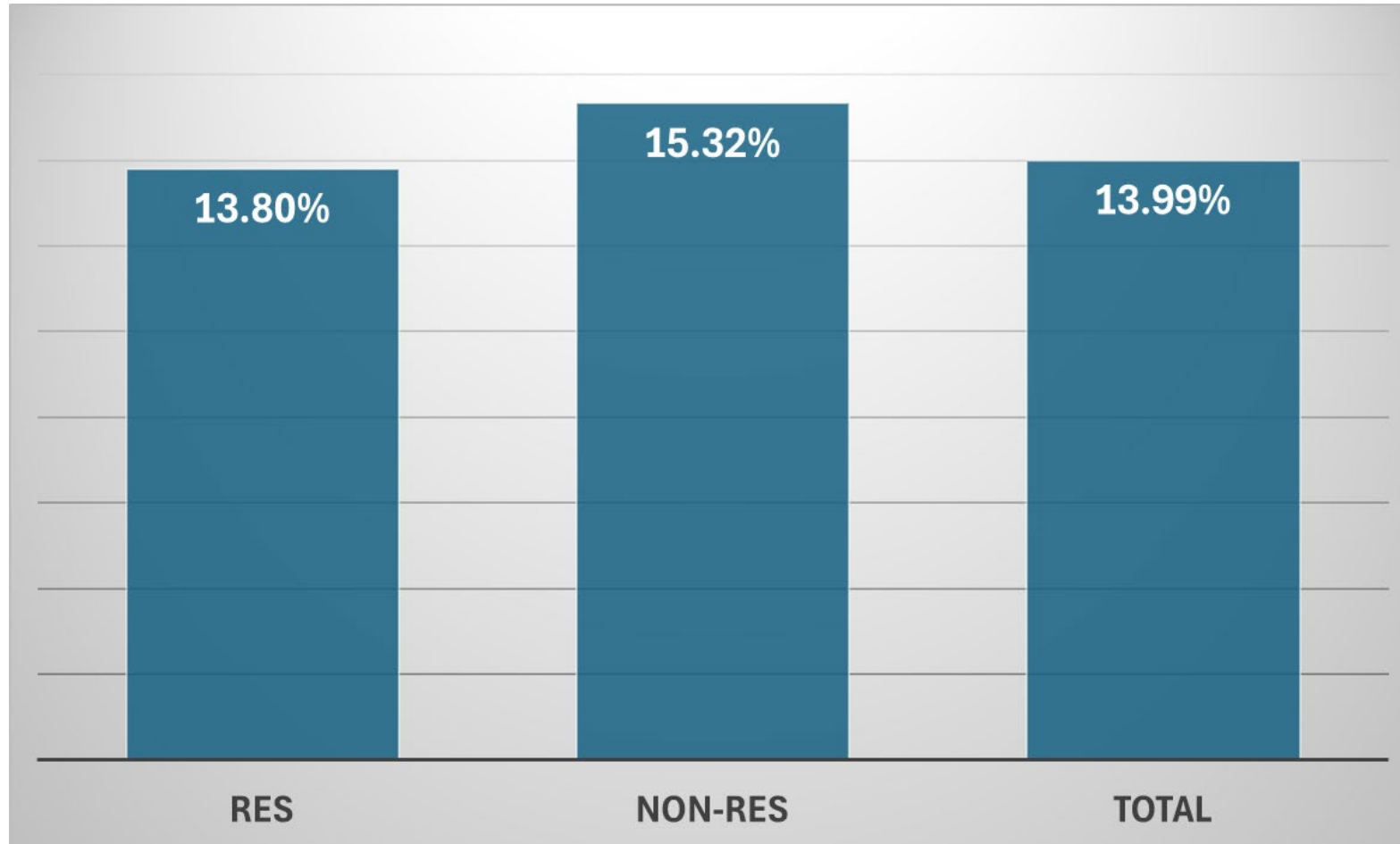
Town of Strathmore Code: 0303 Assessment Year: 2024 Annual Audit Ratio Study Report

Non-Residential Assessment Level

Actual Use Group Description	Value Quartile Strata	NBR of IOV Used	Median Assessment Ratio	COD	Assessment Total for the Strata	Indicated Market Value	Parcel Count
Industrial	VQ1-4	22	0.975	13.000	\$101,046,750	\$103,637,692	148
Vacant Non Res	VQ1-4	10	0.966	6.700	\$27,861,880	\$28,842,526	225
Special Purpose	VQ1-4		1.000		\$2,290,000	\$2,290,000	1
Retail, Office	VQ1-4	26	0.979	14.100	\$242,599,800	\$247,803,677	207
		58			\$373,798,430	\$382,573,895	581

ANNUAL ASSESSMENT

YOY ASSESSMENT CHANGE 2023:2024



QUESTIONS?





Report for Council

To: Council

Staff Contact: Chuck Procter, Manager of Development Services

Date Prepared: March 21, 2025

Meeting Date: April 9, 2025

SUBJECT: Land Use Bylaw Amending Bylaw No. 24-14 (Garden and Garage Suites) Review and Discussion

RECOMMENDATION: For Council's discussion.

STRATEGIC PRIORITIES:



Affordable Housing



Climate Resiliency



Community Development



Community Wellness



Economic Development



Financial Sustainability

SUSTAINABILITY

IMPLICATIONS OF RECOMMENDATION:

POLICY:

Should Council wish to move forward with the removal of garage and garden suite regulations from the Land Use Bylaw No. 14-11, Staff will prepare a land use bylaw amendment. The bylaw amendment will follow the process outlined in the [Municipal Government Act \(MGA\)](#).

Section 692(1) of the MGA requires that Council hold a Public Hearing with respect to the proposed bylaw prior to giving second and third reading to the proposed bylaw to amend a land use bylaw.

IMPLEMENTATION:

If Council chooses to ask Staff to prepare an amending bylaw, the statutory Public Hearing for the proposed bylaw will be advertised in accordance with Section 606 of the MGA. Development Services will request for the Public Hearing to be advertised on the Town's social media accounts and website.

BACKGROUND:

At the March 12, 2025 Special Council Meeting, Council directed Staff to bring garden and garage suite discussion to a future Committee of the Whole meeting.

Resolution No. 057.03.25

Moved by Councillor Wiley

THAT Council direct Administration to prepare a Land Use Bylaw Amending Bylaw, removing the Garden and Garage Suite usage from Strathmore's Low Density Districts;

AND THAT Council direct Administration to bring a proposal forward to a future Committee of the Whole.

FOR: Mayor Fule, Councillor Montgomery, Councillor Wegener, and Councillor Wiley

AGAINST: Councillor Langmaid, Councillor Mitzner and Councillor Peterson

CARRIED

In 2024, the Land Use Bylaw (LUB) was amended by adding garden and garage suites as a discretionary use to the R1, R1N, R1S, R2, R2X, and CR land use districts in Town. A detailed report was written for the [March 12, 2025 Council Meeting](#): which is available online by clicking on the link above or visiting <https://calendar.strathmore.ca/meetings/Detail/2025-03-12-1800-Special-Council-Meeting/68c4f34a-e051-473c-9378-b29901858fda>

Currently, the process for applying for a garden or garage suite depends on the land use district of the property. If the property is designated R1, R1N, R1S, R2, R2X, and CR, people can apply directly to the planning department for a discretionary use development permit. There are regulations in the LUB to meet and staff *may* approve the application with a circulation occurring to neighbours and a 21 day appeal period if approved. The existing regulations for garden and garage suites can be found in [Section 3.25 of the LUB](#) (page 75/170 of the PDF, or on page 66 of blue numbers at the bottom).

If someone wanted a garden or garage suite in a district other than those listed above (R1, R1N, R1S, R2, R2X, and CR), they would need to come to Council for a LUB amendment first, followed by a development permit from the planning department. If garden and garage suites were to be removed from the LUB, anyone wanting a garden or garage suite would need to come to Council for a LUB amendment, followed by a development permit from the planning department (if Council supported the LUB amendment). This does seem counterintuitive, given that two dwelling units are currently permitted on all R2 lots. If garden and garage suites are removed from low density districts, homeowners in Strathmore would still have the right to apply for a LUB amendment for a garden or garage suite at any time and it would be a more lengthy process.

Regarding garden and garage suites in Strathmore, there are options for Council to consider, and some of the options are included below. Council are not limited to the options below and may discuss more options or a combination of options if they wish.

Option 1:

As requested, Staff has prepared a LUB amendment (Attachment II) to remove garden and garage suites and effectively rescind Bylaw 24-14, which has been attached to the report. The regulations and listed uses for garden and garage suites would be proposed to be removed from the LUB and the policies of Bylaw 24-14, if the amendment is supported, would be undone. If amended, all of Strathmore would be affected, as the regulations would be removed. This would remove garden suites as a discretionary use from the R1, R1N, R1S, R2, R2X, and CR land use districts.

If removed, people could still apply for garden and garage suites in Town, but the process would involve Council making a decision on site-specific land use, followed by a development permit from the planning department. The application process for those who want a garden or garage suite would be longer and involve a larger application fee.

Council can direct staff to proceed with a LUB amendment for decision, and staff can start the process of preparing a bylaw in accordance with the *Municipal Government Act* (which involves three readings of a bylaw and advertisement in a local newspaper for two consecutive weeks). This option can be started immediately.

Option 2:

Staff can prepare a LUB amendment which proposes to remove garden and garage suites as noted above, but we can also investigate how we can incorporate them into the downtown and new development areas only. Part of Option 2 can be started immediately (the removal of garden and garage suites and removal of policy from Bylaw 24-14 as noted in Option 1), but it will take time and resources to research best practices of adding them to the downtown and new development areas. Downtown and new development area garden and garage suites will not be presented to Council before October 2025, but can be investigated in the future depending on available staff resources and other factors.

Option 3:

Staff can continue to research the topic and can have further discussion with Council. Option 3 will take time and resources.

Option 4:

Staff can take no action.

It's important to note that garden and garage suites are not a "silver bullet" approach to solve the housing challenge, but they can contribute to a healthy community. There are many municipalities in Alberta which allow residents to apply for development permit applications for them in their respective LUBs and Strathmore is one of the smaller municipalities which currently have regulations for them.

Although there have been development permit applications for secondary suites (development of a dwelling unit in a basement of a home) in current times, Staff have not received any applications for garden or garage suites (accessory dwelling units) in over 10 years. Some legal garden/garage suites exist in the Strathmore Lakes area today. Both a secondary suite (basement) and an accessory dwelling unit only add one dwelling to the property, with all the low density residential districts having a maximum of two dwelling units per lot. The municipality does not regulate how many people live in a house, and one specific property may exist with more people living in a house than another property with an approved suite next door.

If removal of garden and garage suites occurs, Staff may bring the changes forward in a future land use bylaw rewrite. Municipalities across the country are constantly updating policies and regulations. Policy documents in Strathmore's future may involve further research of accessory dwelling units (garden, garage, secondary suites). Policy documents, such as the Land Use Bylaw and the Municipal Development Plan (MDP) are on the list to be updated. The LUB and the MDP are Council's policy documents, which Staff implement and administer.

Staff understand there are concerns, and housing is a topic that continues to be talked about at the municipal, provincial, and federal levels in Canada, and across the world.

KEY ISSUE(S)/CONCEPT(S):

Staff request further direction from Council as the deadlines for LUB amendment decisions before October 2025 is fast approaching.

DESIRED OUTCOMES:

For Council's discussion.

COMMUNICATIONS:

ALTERNATIVE ACTIONS/MOTIONS:

ATTACHMENTS:

[Attachment I: Land Use Amending Bylaw No. 24-14 \(Garage and Garden Suites\)](#)

[Attachment II: Draft Land Use Bylaw Amending Bylaw No. 25-XX \(Removal of Garage and Garden Suites\)](#)

Chuck Procter, Manager of Development Services

Approved

Jamie Dugdale, Director of Infrastructure, Operations, and Development Services

Veronica Anderson, Legislative Services Officer

Kevin Scoble, Chief Administrative Officer

- 26 Mar
2025
Approved
- 26 Mar
2025
Approved
- 26 Mar
2025
Approved
- 04 Apr
2025

**BYLAW NO. 24-14
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

**BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA
TO AMEND THE LAND USE BYLAW NO. 14-11.**

WHEREAS the *Municipal Government Act*, being *Chapter M-26*, of the *Revised Statutes of Alberta 2000* and amendments thereto provides authority for the Town to regulate such matters; and,

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the Town of Strathmore, in the Province of Alberta duly assembled **HEREBY ENACTS AS FOLLOWS:**

1. Bylaw No. 14-11 is amended by:
 - 1.1. "Amending "Section 3 - General Provisions – All Zones: 3.25 - Garden Suites" to read "Section 3 – General Provisions – All Zones 3.25 Garden and Garage Suites".;
 - 1.2. Deleting "78. Garden Suite" from Section 2 Definitions.
 - 1.3. Adding the following Definition to Section 2 - Definitions:

"78. Garage Suite means a second Accessory Dwelling Unit on a parcel located above or adjacent to a Garage structure, it serves as a separate living space from the Principal Building"

And

"78.A. Garden Suite means a second Accessory Dwelling Unit on a parcel, to be used as a separate accommodation that is accessory to the Principal Building and may be a standalone unit.";

And

"2.A. Accessory Dwelling Unit is a Secondary Residential Unit located on the same lot as a Principal Building. Accessory Dwelling Units are self-contained living spaces that include their own kitchen, bathroom, and sleeping areas.".
 - 1.4. Amending Section 3.9 - Off-Street Parking, Loading, and Vehicle Stacking by adding the following to Table 3.9A – Parking Requirements:

Use Class	Minimum Required Parking
Garden or Garage Suite	A minimum of one (1) on-site parking stalls shall be provided for a Garden or Garage Suite in addition to the required parking stalls for the Principal Building

1.5. By entirely deleting and replacing Section 3.25 - Garden and Garage Suites with the following:

" 1. Garage Suites:

- a. A Garage Suite requires a Development Permit and Building Permit.
- b. Only one Garage or Garden Suite shall be allowed per lot.
- c. A Garage Suite may be detached from the Principal Building.
- d. The subdivision and strata-titled of a Garage Suite is prohibited.
- e. A Garage Suite is only allowed in conjunction with a one single or semi-detached dwelling.
- f. A Principal Building should be constructed prior Garage suite.
- g. A Garage Suite shall not be constructed on any site less than 400 m² in area.
- h. A Garage Suite shall not be constructed on a lot having an average Site Width of less than 10 m.
- i. A Garage Suite shall not exceed the Height of the Principal Building on the same site.
- j. A Garage Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the Principal Building. The appearance and quality of the finishing materials of the Garage Suite shall reflect the fact that it is a residential Accessory Dwelling Unit.
- k. On a lot where a Garage Suite is to be located, only one servicing connection per utility will be permitted. The Utilities must be first connected to the Principal Building and then fed to the Garage Suite.
- l. Any Garage Suite shall be separated a minimum of 1.5 meters from all other Accessory Buildings.
- m. Internal pathways should facilitate barrier-free access and should integrate seamlessly with the adjacent sidewalk, on-site surface parking areas, main and secondary dwelling entrances, garage entrances, porches, decks, and other access points between Principal Building and Garage Suite.
- n. A Garage Suite shall comply with the National Building Code Alberta Edition and Alberta Fire Codes and all other applicable provincial and municipal regulations.
- o. A Garage Suite application for Development Permit must demonstrate how it:

- a. Retains the privacy of adjacent Principal Buildings (e.g. window placement, landscaping, outdoor amenity space).
 - b. Considers the shadow the Accessory Dwelling Unit will cast and mitigate any negative effects.
 - c. Fits with the character of the neighborhood (e.g. facade, roof, design of building, height, massing, placement on the lot).
 - d. Retains existing landscaping or provides new landscaping.
 - e. Provides year-round access through a hard surfaced pathway or driveway.
- p. A Garage Suite shall provide a minimum of one additional on-site parking stall, as required under Table 3.9A - Parking Requirements.
- q. The entrance to a Garage Suite that is attached to or developed above a garage shall be separate from the entrance to the Garage portion of the structure either by a common indoor landing or directly from the exterior of the structure.
- r. A Home Occupation within a Garage Suite will be reviewed at the Development Permit stage on a case-by-case basis to ensure that their potential impact to the neighborhood including noise and traffic generated by the Home Occupation is minimized and mitigated where determined to be necessary.
- s. Minimum Yard Setbacks – Garage Suite
- a. Rear Yard (no laneway access) – 1.5m
 - b. Rear Yard (with laneway access) – 2m*
 - c. Side Yard (internal lots) – 1.5m
 - d. Side Yard (corner lots) – 3.0m

* If the Garage Suite is an addition to an existing Garage that does not meet the 2 m setback, the second storey shall be designed in such a manner to reduce the appearance of Height, such as lowering the Height of the primary façade or stepping the roofline.

2. Garden Suites:

- a. A Garden Suite requires a Development Permit and Building Permit.
- b. Only one Garden or Garage Suite shall be allowed per lot.
- c. The subdivision and strata-titling of a Garden Suite is prohibited.

- d. A Garden Suite is only allowed in conjunction with a one single-detached house or one semi-detached house.
- e. A Principal Building should be constructed prior Garden Suite.
- f. A Garden Suite shall not be constructed on any site less than 400 m² in lot area.
- g. A Garden Suite shall not be constructed on a lot having an average Site Width of less than 10 m.
- h. A Garden Suite shall be located only in a Rear Yard.
- i. A Garden Suite shall not be constructed within the Front Yard of the Principal Building.
- j. A Garden Suite shall not exceed the Height of the Principal Building on the same lot.
- k. A Garden Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the Principal Building. The appearance and quality of the finishing materials of the Garden Suite shall reflect the fact that it is a residential Accessory Dwelling Unit.
- l. On a lot where a Garden Suite is to be located, only one servicing connection per utility will be permitted. The Utilities must be first connected to the Principal Building and then fed to the Garden Suite.
- m. A Garden Suite shall be separated from the Principal Building by a minimum of 5 m and a minimum of 1.5 m from all other Accessory Buildings.
- n. Internal pathways should facilitate barrier-free access and should integrate seamlessly with the adjacent sidewalk, on-site surface parking areas, main and secondary dwelling entrances, garage entrances, porches, decks, and other access points between a Principal Building and Garden Suite.
- o. A Garden Suite shall comply with the National Building Code Alberta Edition and Alberta Fire Codes, and all other applicable provincial and municipal regulations.
- p. A Garden Suite application for Development Permit must demonstrate how it:
 - a. Retains the privacy of adjacent Principal Buildings (e.g. window placement, landscaping, outdoor amenity space).
 - b. Considers the shadow that the Garden Suite will cast and mitigates any negative effects.

- c. Fits within the existing character of the neighborhood (e.g. façade, roof, design of building, height, massing, placement on the lot).
 - d. Retains existing landscaping or provides new landscaping.
 - e. Provides year-round access through a hard surfaced pathway or driveway.
- q. A Garden Suite shall provide a minimum of one additional on-site parking stall, as required under Table 3.9A - Parking Requirements.
- r. A Home Occupation within a Garden Suite will be reviewed at the Development Permit stage on a case-by-case basis to ensure that their potential impact to the neighborhood including noise and traffic generated by the Home Occupation is minimized and mitigated where determined to be necessary.
- s. Minimum Yard Setbacks – Garden Suite
- a. Rear yard (no laneway access) – 1.5m
 - b. Rear yard (with laneway access) – 2m
 - c. Side yard (internal lots) – 1.5m
 - d. Side Yard (corner lots) – 3.0m"

Garden Suite subsection under land use districts under "other site requirements".;

1.6. Section 4 Land Use District Provisions

Adding "Garage Suite" as a Discretionary Use in the following Land Use Districts:

- 4.1. R1– Single Detached Residential District;
- 4.2. R1N – Single Detached (Narrow Lot) District;
- 4.3. R1S – Single Detached Residential (Small Lot) District;
- 4.4. R2 – Low Density Residential District;
- 4.5. R2X – Medium Density Attached Housing District;
- 4.9. CR – Country Residential District.

1.7. Section 4 Land Use District Provisions

Adding "Garden Suite" as a Discretionary Use in the following Land Use Districts:

- 4.1. R1– Single Detached Residential District;
- 4.2. R1N – Single Detached (Narrow Lot) District R1S;
- 4.3. R1S – Single Detached Residential (Small Lot) District;
- 4.4. R2 – Low Density Residential District;
- 4.5. R2X – Medium Density Attached Housing District;
- 4.9. CR – Country Residential District."

READ A FIRST TIME this 5th day of June, 2024

PUBLIC HEARING HELD this 3rd day of July, 2024

READ A SECOND TIME this 3rd day of July, 2024

READ A THIRD AND FINAL TIME this 3rd day of July, 2024



Mayor



Director of Strategic, Administrative
and Financial Services

**BYLAW NO. 25-XX
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA****BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA
TO AMEND THE LAND USE BYLAW NO. 14-11.**

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1. Bylaw No. 14-11 is amended by:
 - 1.1. "By entirely deleting "Section 3 - General Provisions – All Zones: 3.25 - Garden and Garage Suites";
 - 1.2. Deleting "78., 78A, and 2.A." from Section 2 Definitions;
 - 1.3. Amending Section 3.9 - Off-Street Parking, Loading, and Vehicle Stacking by removing "Garden or Garage Suite" from the Use Class and Minimum Required Parking of Table 3.9A – Parking Requirements.;
 - 1.4. Section 4 Land Use District Provisions

Removing "Garage Suite" from the list of Discretionary Uses in the following Land Use Districts:

 - 4.1. R1– Single Detached Residential District;
 - 4.2. R1N – Single Detached (Narrow Lot) District;
 - 4.3. R1S – Single Detached Residential (Small Lot) District;
 - 4.4. R2 – Low Density Residential District;
 - 4.5. R2X – Medium Density Attached Housing District;
 - 4.9. CR – Country Residential District.;
 - 1.5. Section 4 Land Use District Provisions

Removing "Garden Suite" from the list of Discretionary Uses in the following Land Use Districts:

 - 4.1. R1– Single Detached Residential District;
 - 4.2. R1N – Single Detached (Narrow Lot) District R1S;

- 4.3. R1S – Single Detached Residential (Small Lot) District;
- 4.4. R2 – Low Density Residential District;
- 4.5. R2X – Medium Density Attached Housing District;
- 4.9. CR – Country Residential District.”

READ A FIRST TIME this ____th day of MONTH, 2025

PUBLIC HEARING HELD this ____ day of _____, 2025

READ A SECOND TIME this ____ day of _____, 2025

READ A THIRD AND FINAL TIME this ____ day of _____, 2025

Mayor

Director of Strategic, Administrative
and Financial Services